

# Uptown Community Plan Update



Uptown Community Plan Update Advisory Committee Meeting  
War Memorial Building  
March 23, 2011



City Planning & Community Investment Department

# Uptown Building Height Analysis

## Purpose

- Determine whether the density range in the existing community plan could be met with the proposed alternative maximum building heights

# Methodology

- Analysis utilizes proposed max. building heights from Day 3 of the Uptown Charrette and other input provided by other community organizations
- Sites chosen based on underutilization and adjacency to built out properties
- Zoning regulations pertaining to setbacks, FAR, lot coverage, upper-story step backs, max. dwelling units, right-of-way dedications, etc. were used
- Areas with no changes in max. building height or increases in building height were not analyzed

# Assumptions

- **Unit size**
  - 2-3 Bedrooms: 1,300sf – 1,500sf
  - 1 bedroom/studio: 800sf
- **Vertical penetrations (elevator shafts, mechanical, stairwells, etc.)**
  - Lot size  $\geq 15,000$ sf = 3,200sf
  - Lot size  $\leq 15,000$ sf = 630sf
- **Building floors**
  - 15 feet for ground floor commercial-retail
  - 10 feet residential
  - 5 feet rooftop screening
- **Livable area**
  - 85%
  - 90%
- **Parking (for later refinement)**
  - surface
  - underground

# Calculation Model



**Lot Area** (Gross Area)

- **Zoning Controls** (FAR, setbacks, lot coverage, upper-story step backs, dedications, etc)
- 

**Developable Area**

**Developable Area**

- **Vertical Penetrations** (Elevator shafts, mechanical equipment, stairwells, etc.)
- 

**Livable Area and Common Area**

**(Livable Area and Common Area) X (Percentage for Livable Area) = Net Area for Dwelling Units**

**(Net Area for Dwelling Units) / Unit Size = Number of units per floor**

**(Number of units per floor) X (Number of floors) = Total Dwelling Units per Building**

# Height Analysis

- Subject sites used in the height analysis were used on a theoretical basis to obtain potential lot sizes, and are not planned to be demolished or redeveloped in relation to the ongoing Uptown Community Plan Update process.

## Building Height/Density Analysis Scenario #1

Subject Site	South Mission Hills – Goldfinch/Pennsylvania
Existing Zoning	MR-1000
Lot Area (sf)	1,4400sf
Lot Area (ac)	0.33ac
Lot Dimensions (approximate)	180'x80'
Existing Zoning Density	1 dwelling unit per 1,000sf
Maximum Dwelling Units (DU's) based on lot area	14 DU's
85% of Max. DU's allowed by the zone	12 DU's
Existing Community Plan Land Use Designation and Density	Medium High Residential/29-44 du/ac
DU range allowed by existing Community Plan	<b>10-15 DU's</b>
Floor Area Ratio (FAR)	0.75
Floor area allowed (sf)	10,800sf
Bonus Floor Area (1.00 max.)	9,744sf
Total Floor Area allowed w/bonus	20,544sf
Lot Coverage	0.40 Maximum
Area allowed by Lot Coverage (sf)	5,760sf
Setbacks (feet)	
Front	10 feet
Interior side	6 feet
Street side	6 feet
Rear	15 feet (no alley)
Upper-story step back	3 feet from side above 2 <sup>nd</sup> story
Existing Building Height (feet)	40feet/50feet where building is above enclosed parking (4-5 stories)
Alternate Building Height (feet)	30 feet (3 stories)

## Aerial Location



# Scenario #1: DU's p/Floor Calculations Based on Alternative Building Height (30 feet/3 stories)

Floor: 1<sup>st</sup> & 2<sup>nd</sup>

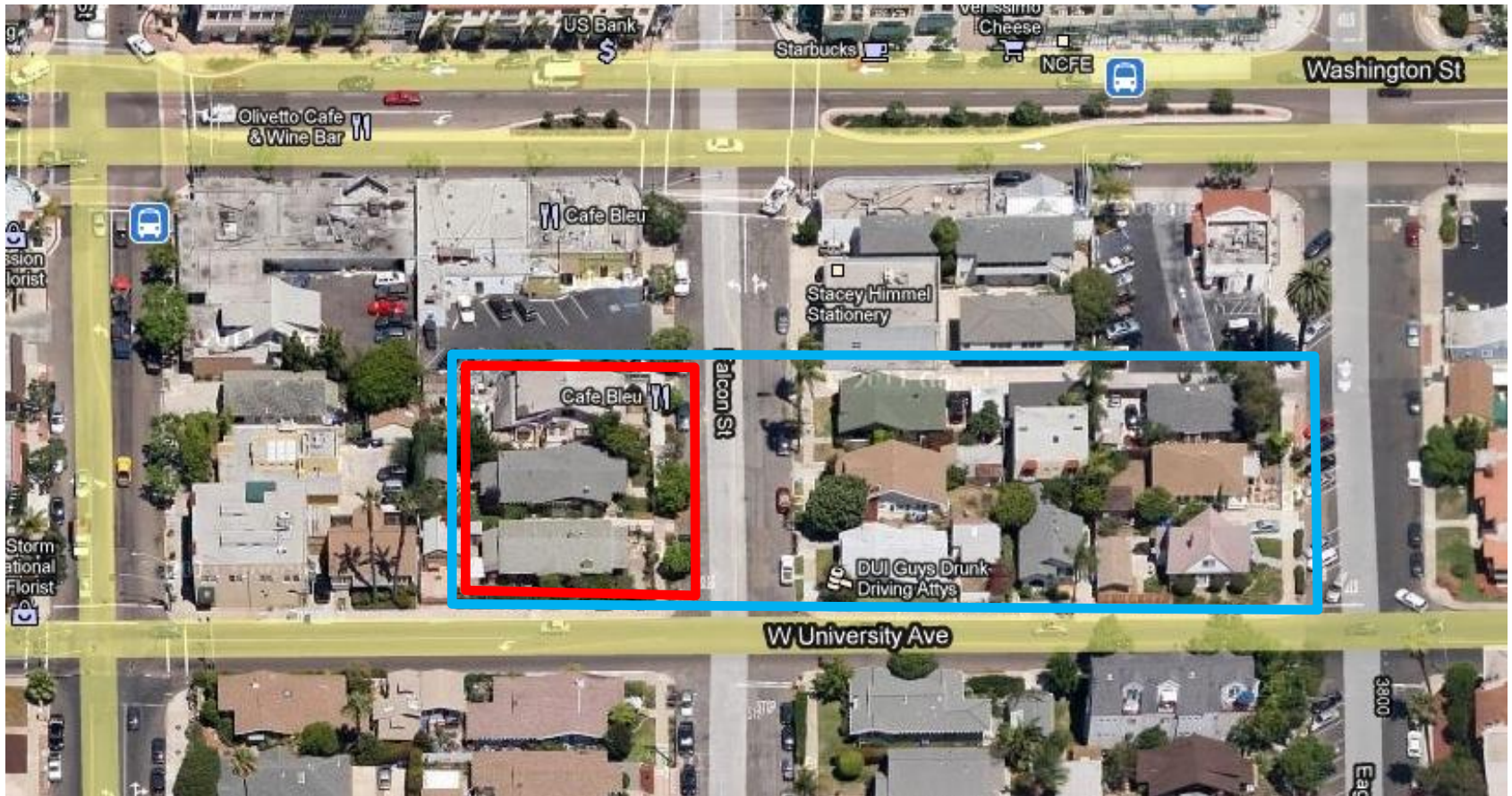
Developable Floor Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		5,130sf					
5,760sf	5,130sf	At 85%			At 90%		
		4,360sf			4,617sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		5.5 (6)	3.4 (3)	2.9 (3)	5.8 (6)	3.6 (4)	3.1 (3)
		Range of Potential DU's per floor: 3 to 6 DU's					
		Total for Floors 1 & 2: 6 to 12 DU's					

Floor: 3<sup>rd</sup>

Developable Floor Area (sf) less upper-story step backs (331.5sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		4,798sf					
5,428.5sf	4,798sf	At 85%			At 90%		
		4,078.7sf			4,318.7sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		5.1 (5)	3.1 (3)	2.7 (3)	5.4 (5)	3.3 (3)	2.9 (3)
		Range of Potential DU's per floor: 3 to 5 DU's					
		Total Floors 1, 2 & 3: 9 to 17 DU's					



## Scenario #2: Mission Hills – NE University/Falcon



Existing Max. Bldg Height	Alternative Max. Bldg Height
40/50 feet	30 feet
6 to 9 DU's	6 to 10 DU's

# Scenario #3: Mission Hills – Hawk/University



Existing Max. Bldg Height	Alternative Max. Bldg Height
40/50 feet	30 feet
2 to 4 DU's	2 Du's



# Scenario #4: Mission Hills – Ibis/Fort Stockton



## Existing Max. Bldg Height

40/50 feet

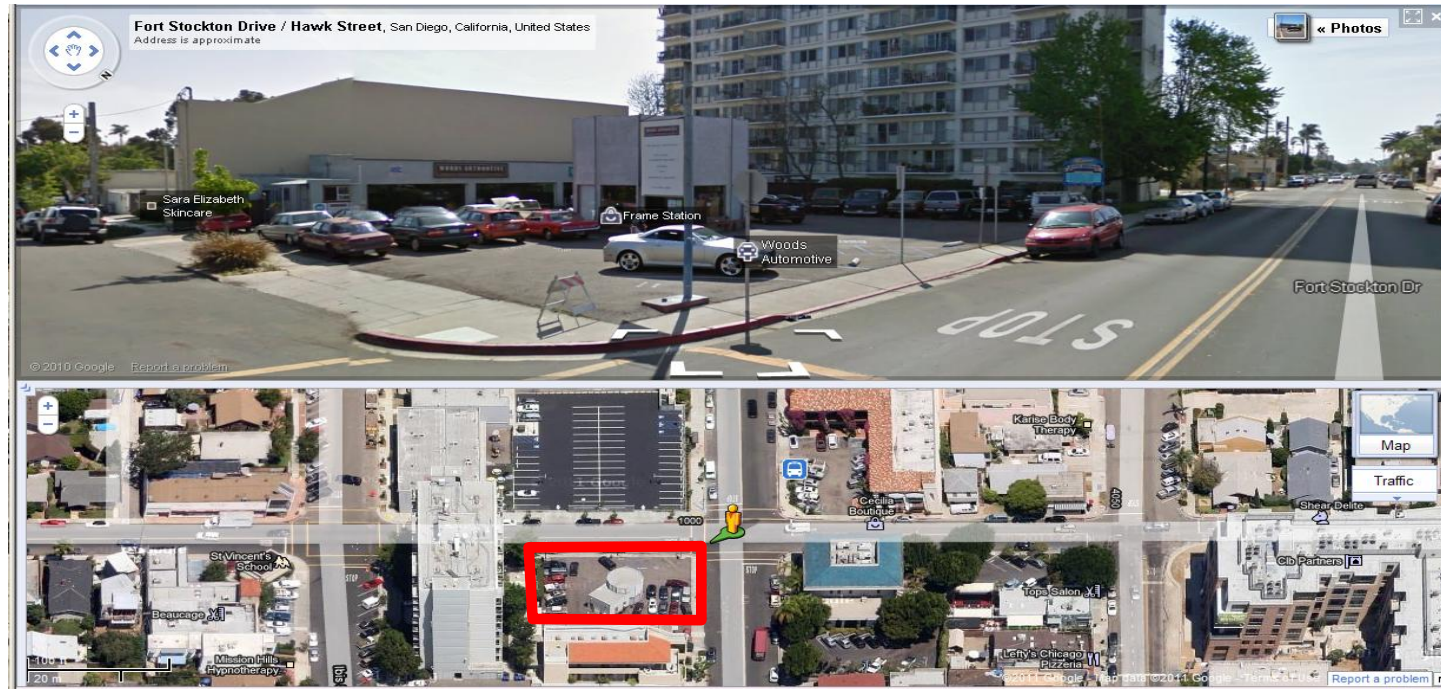
7 to 10 DU's

## Alternative Max. Building Height

30 feet

10 to 20 DU's

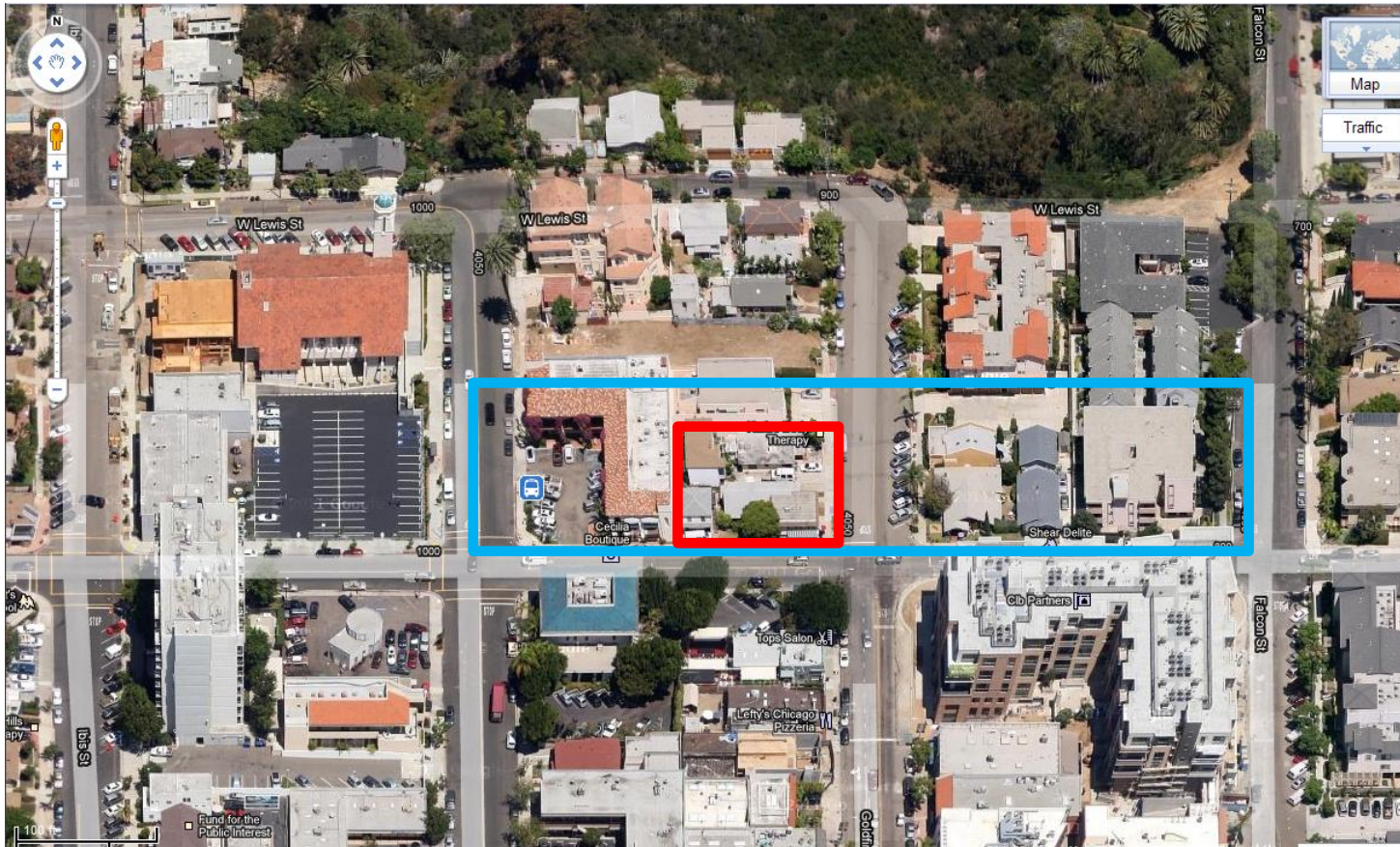
# Scenario #5: Mission Hills – SW Hawk/Fort Stockton



Existing Max. Building Height	Alternative Max. Bldg Height
150 feet	35 feet
12 to 20 DU's	10 to 20 DU's



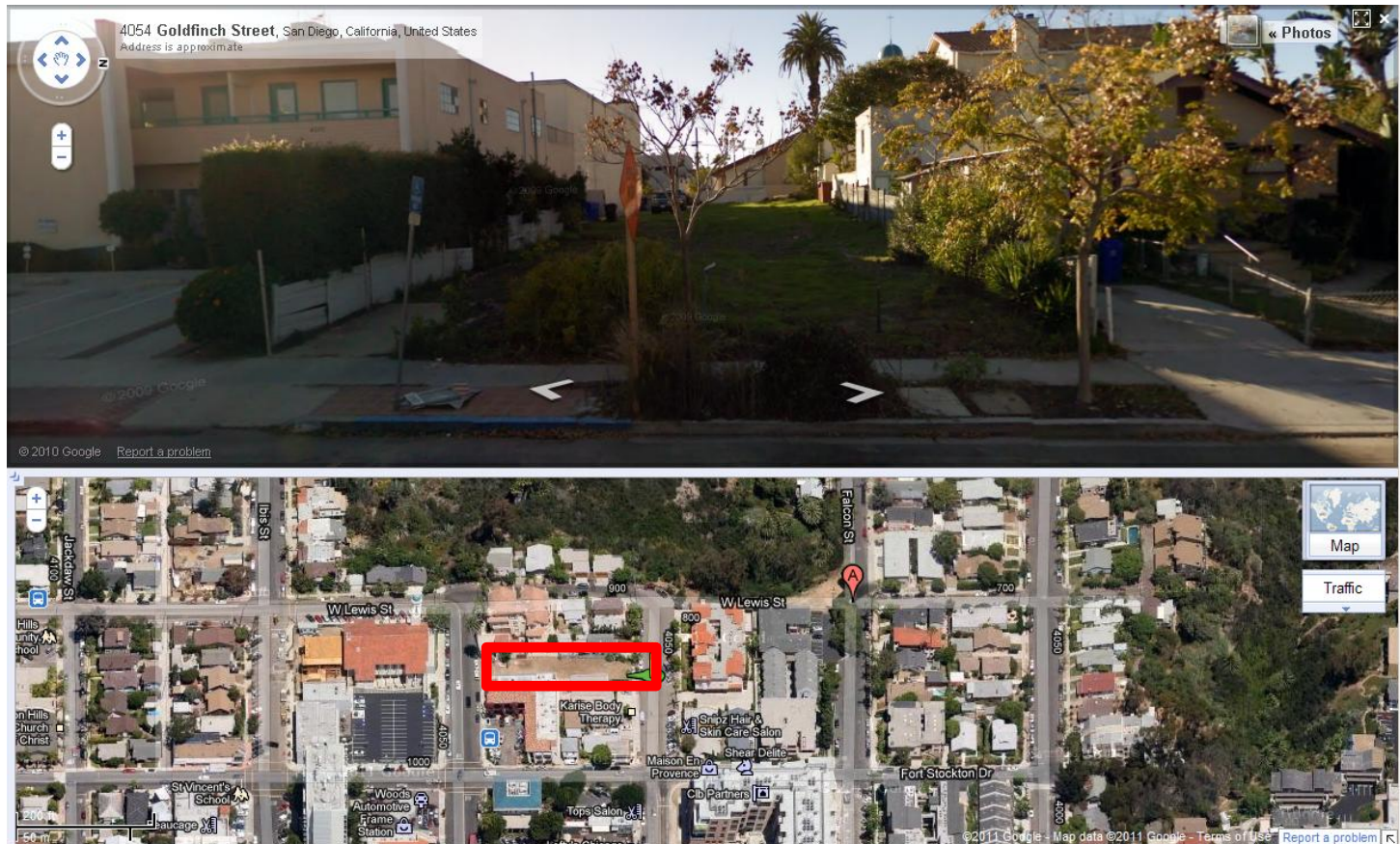
# Scenario #6: Mission Hills – Goldfinch/Fort Stockton



Existing Max. Bldg Height	Alternative Max. Building Height
40/50 feet	30/40 feet
7 to 10 DU's	10 to 22 DU's



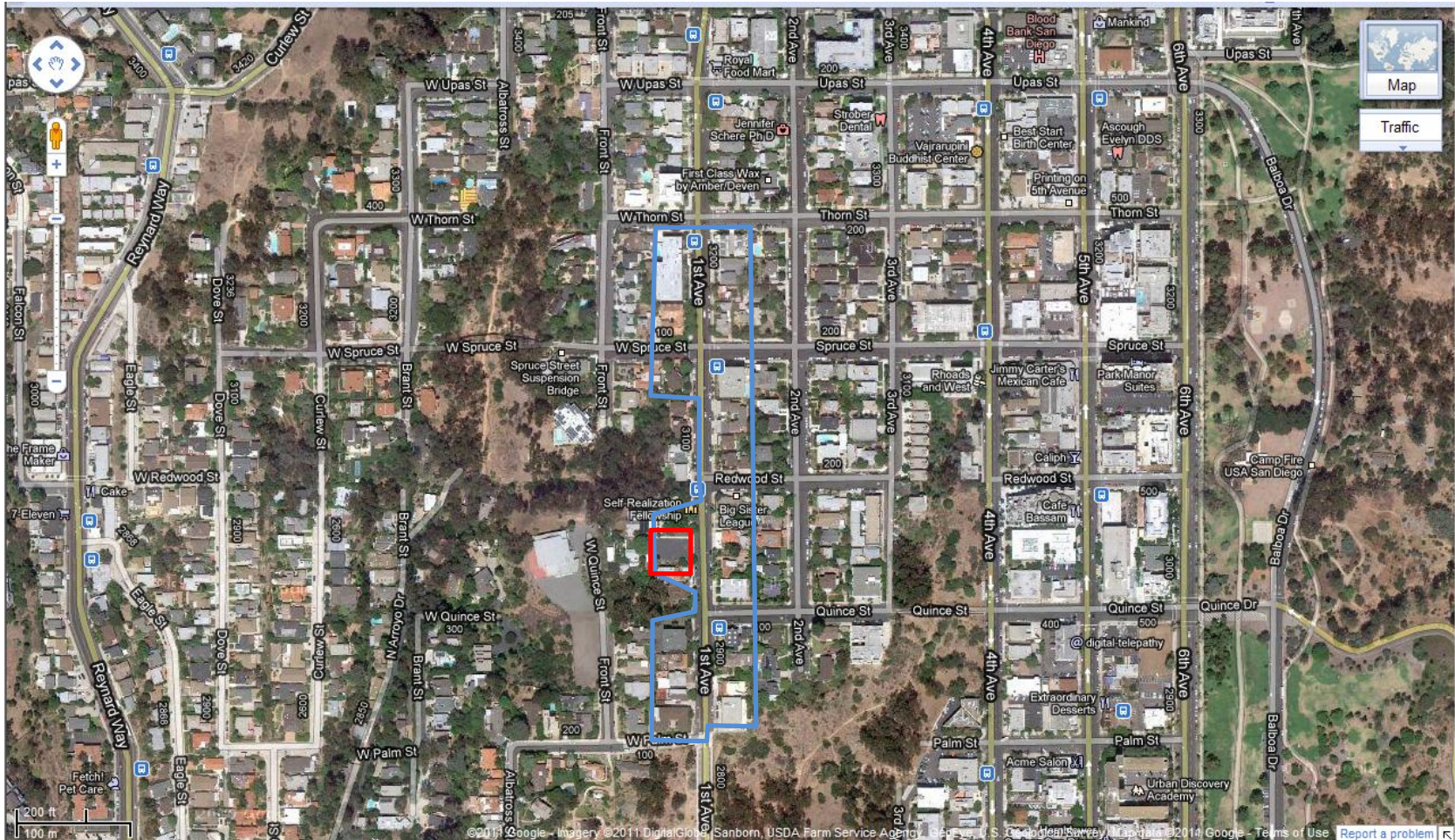
# Scenario #7: Mission Hills – Goldfinch/Hawk



Existing Max. Bldg Height	Alternative Max Bldg Height
40/50 feet	30 feet
7 to 10 DU's	6 to 11 DU's



# Scenario #8: Bankers Hill/Park West – Redwood/1st



## Existing Max. Bldg Height

40/50 feet

27 to 40 DU's

## Alternative Max. Bldg Height

30 feet

26 to 49 DU's



## Scenario #9: Bankers Hill/Park West – Upas/3rd



**Existing Max. Bldg Height**

40/50 feet

10 to 15 DU's

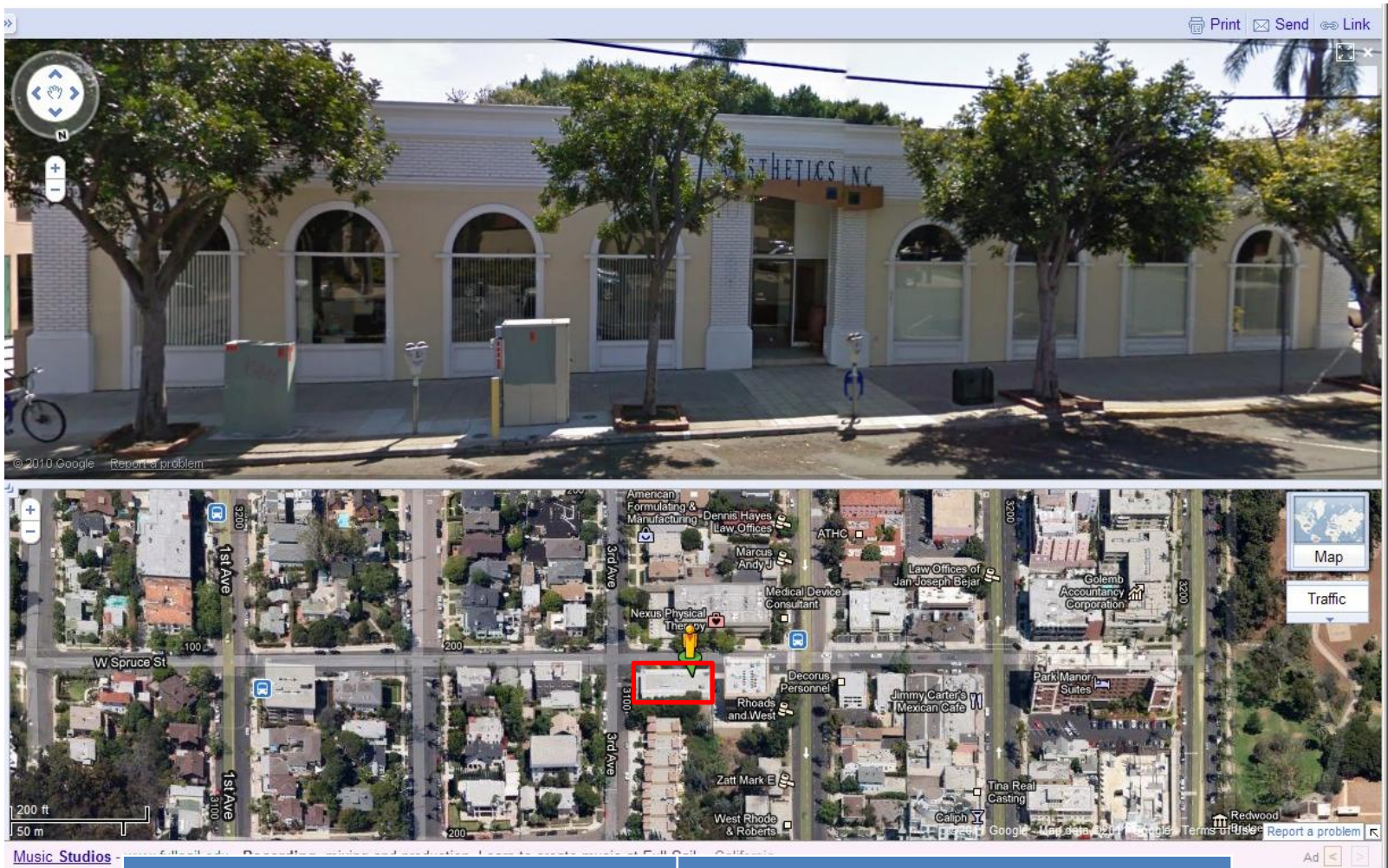
**Alternative Max. Bldg Height**

24-30 feet

6 to 14 DU's



# Scenario #10: Bankers Hill/Park West – 3<sup>rd</sup>/Spruce



**Existing Max. Bldg Height**

40/50 feet

7 to 10 DU's

**Alternative Max. Bldg Height**

24-30 feet

8 to 14 DU's



# Scenario #11: Hillcrest – Eastside of 4<sup>th</sup> Avenue between Washington and University



Existing Max. Bldg Height	Alternative Max Bldg Height		
200 feet	2 stories	3 stories	100 feet
68 to 102 DU's	19 to 37 DU's	38 to 74 DU's	152 to 296 DU's

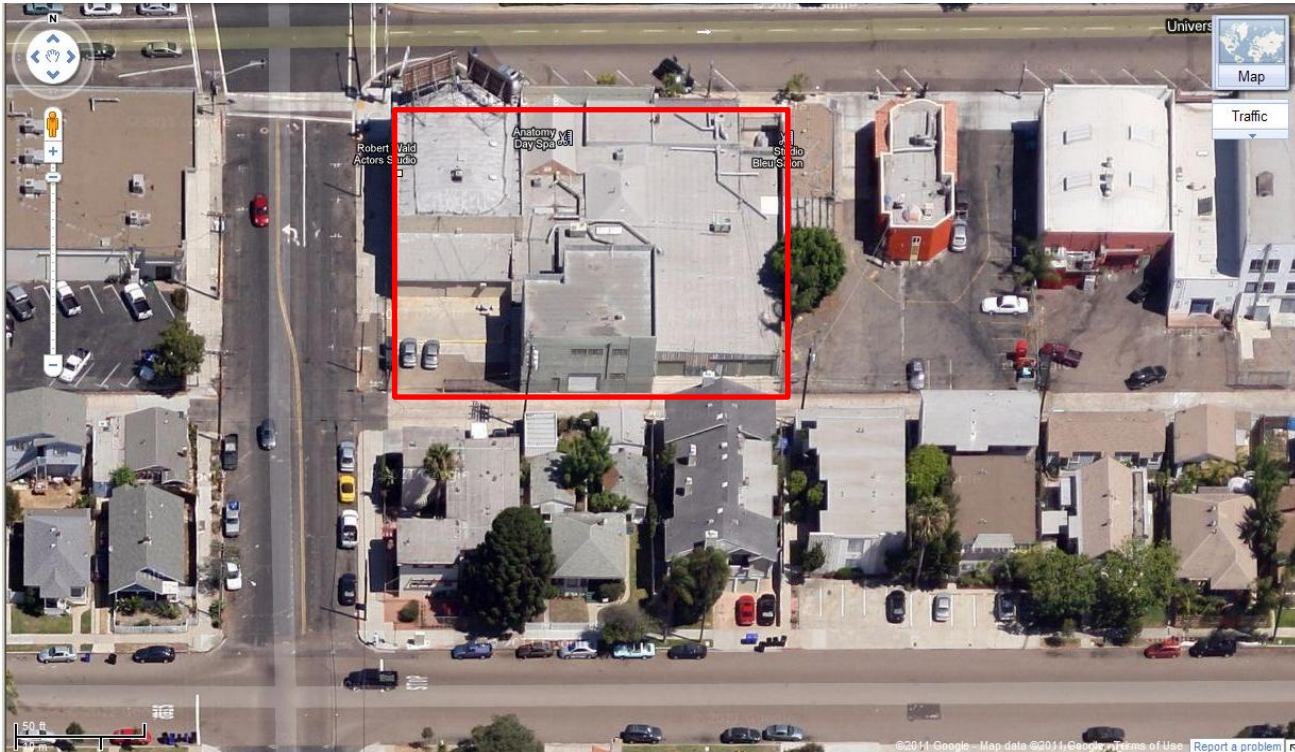


# Scenario #12:Hillcrest – NW corner of Brookes/5th



Existing Max. Bldg Height	Alternative Max. Bldg Height		
150 feet	60 feet	70 feet	100 feet
45 to 68 DU's	72 to 144 DU's	84 to 168 DU's	120 to 240 DU's

# Scenario #13: SE Corner of University/Vermont



Existing Max. Bldg Height	Alternative Max. Bldg Height
150 feet	60 -70 feet
42 to 70 DU's	72 to 143 DU's

# Other Building Height Considerations

- Advantage of tall buildings
  - Trade off or plaza's and public open space
- Transfer of Development Rights
- Roof allowances
  - Roof top decks for onsite recreation
  - Sustainable features
- Flexibility with building stories
  - Interior amenities
  - Innovative architecture